

IN RE: PETITION FOR RESIDENTIAL	* BEFORE THE
ZONING VARIANCE	
W/S Lark Meadow Court, 224.61'	* ZONING COMMISSIONER
of Bennerton Drive	
12 Lark Meadow Court	* OF BALTIMORE COUNTY
14th Election District	
6th Councilmanic District	* Case No. 96-390-A
Richard J. Fuka, et ux	
Petitioners	*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Richard J. Fuka and Janice Diane Fuka, his wife, for that property known as 12 Lark Meadow Court in the Village of Hickory Hollow subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to allow an accessory structure (detached shed) to be located in the side yard, in lieu of the required rear yard. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of

ORDER RECEIVED FOR FILING
 Date 5/10/96
 By G. J. [Signature]

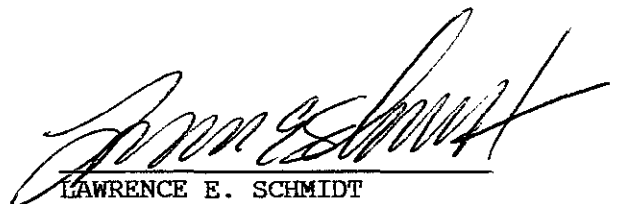
MICROFILMED

Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 10th day of May, 1996 that the Petition for a Zoning Variance from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to allow an accessory structure (detached shed) to be located in the side yard in lieu of the required rear yard, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm

ORDER RECEIVED FOR FILING

Date

By

5/10/96

M. Dora

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

May 9, 1996

Mr. and Mrs. Richard J. Fuka
12 Lark Meadow Court
Baltimore, Maryland 21236

RE: Petition for Administrative Variance
Case No. 96-390-A
Property: 12 Lark Meadow Court

Dear Mr. and Mrs. Fuka:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmm
encl.

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Completed - no fee - 2007
copies!

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 12 LARK MEADOW CT. BALTIMORE, MD 21237

which is presently zoned DR-5.5

96-390-A
This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1

TO ALLOW AN ACCESSORY STRUCTURE (DETACHED SHED) TO BE LOCATED IN THE SIDE YARD IN LIEU OF THE REQUIRED REAR YARD.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) 1) WOULD RENDER REAR YARD UNUSEABLE. 2) CURRENT SHED IS STRUCTURED ON A 9'X10'X5" THICK CEMENT SLAB WITH REBAR. TO REMOVE THIS WOULD BE VERY DIFFICULT AND COSTLY. 3) NEXT DOOR NEIGHBORS PREFER SHED IN CURRENT LOCATION AS NOT TO OBSTRUCT VIEW. (PLEASE SEE ATTACHED NOTARIZED LETTER FROM THEM)

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee

Legal Owner(s)

(Type or Print Name)

RICHARD J. FUKA
(Type or Print Name)

Signature

Signature

Address

JANICE DIANE FUKA
(Type or Print Name)

City

State

Zipcode

Signature

Attorney for Petitioner

(Type or Print Name)

12 LARK MEADOW COURT (410) 665-8182
Address Phone No

Signature

BALTIMORE, MD 21236
City State Zipcode

Name, Address and phone number of representative to be contacted.

Address

Phone No.

Name

City

State

Zipcode

Address

Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted

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Zoning Commissioner of Baltimore County

REVIEWED BY: 22 DATE: 4-9-96



Printed with Soybean Ink
on Recycled Paper

ITEM #: 392

ESTIMATED POSTING DATE: 4/21

over

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 12 LARK MEADOW COURT

address

BALTIMORE

MD

21236

City

State

Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

- 1) WOULD RENDER REAR YARD UNUSEABLE.
- 2) CURRENT SHED IS STRUCTURED ON A 9'X10'X5" THICK CEMENT SLAB WITH REBAR. TO REMOVE THIS WOULD BE VERY DIFFICULT AND COSTLY.
- 3) NEXT DOOR NEIGHBORS PREFER SHED IN CURRENT LOCATION AS NOT TO OBSTRUCT VIEW. (PLEASE SEE ATTACHED NOTARIZED LETTER FROM THEM)

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Richard J. Fuka
(signature)

RICHARD J. FUKA
(type or print name)



Janice Diane Fuka
(signature)

JANICE DIANE FUKA
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 29th day of March, 1996, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Richard J Fuka & Janice Diane Fuka

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

3/29/96
date

Margaret A Bosse
NOTARY PUBLIC

My Commission Expires:

7/31/99

ZONING DESCRIPTION FOR 12 LARK MEADOW CT.
(address)

Item
392

Beginning at a point on the West side of
(north, south, east or west)

96-390-A

LARK MEADOW CT. which is 50'
name of street on which property fronts (number of feet of right-of-way width)

wide at the distance of 224.61' Southeast of the
(number of feet) (north, south, east or west)

~~corner~~ of the nearest improved intersecting street Bennerton DR.
(name of street)

which is 50 ft. wide. *Being Lot # 24,
(number of feet of right-of-way width)

Block E, Section # 2 in the subdivision of HICKORY HOLLOW
PLAT (name of subdivision)

as recorded in Baltimore County Plat Book # 39, Folio # 147.

containing 5,856 Also known as 12 Lark Meadow Ct.
(square feet or acres) (property address)

and located in the 14th Election District, 6th Councilmanic District.

*If your property is not recorded by Plat Book and Folio Number

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CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland 96-390-A

District 14th

Date of Posting 4/19/96

Posted for Adm. Variance Closing 5-6-96

Petitioner: Richard S. Fuba et al

Location of property: 12 Stark Meadows Court

Location of Signer: Facing Roadway on Property being zoned

Remarks: _____

Posted by M. M. M.
Signature

Date of return: 11/26/96

Number of Signs: 1

MICROFILMED

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

Item No. 392

96-390-A

DATE 3-96 ACCOUNT R-001-6150

AMOUNT \$ 85.00

RECEIVED FROM:

MR. R. FUKA / owner

- # 010 - Residential Valuation (R-001) fee - 50.00
- # 080 - Sign Posting - 35.00

FOR:

prop. address #12 Lak

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SEARCHED INDEXED
SERIALIZED FILED
APR 11 1996
FBI - BALTIMORE

Total \$ 85.00

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

✓ #4563



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 7, 1996

Richard and Janice Fuka
12 Lark Meadow Court
Baltimore, MD 21236

RE: Item No.: 392
Case No.: 96-390-A
Petitioner: Richard Fuka, et ux

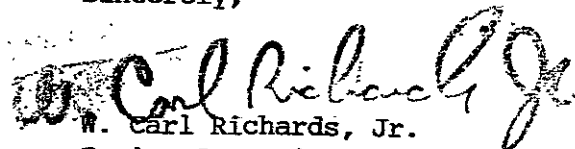
Dear Mr. and Mrs. Fuka:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on April 26, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,


W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

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BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: April 26, 1996

FROM: *Rwb* Robert W. Bowling, Chief
Development Plans Review Division
Department of Permits & Development
Management

SUBJECT: Zoning Advisory Committee Meeting
for April 29, 1996
Item Nos. 390, 392, 394, 395, 397

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:DAB:jrb

cc: File

ZONE8

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BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM

DATE: 4-23-96

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: 4-22-96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

389

390

392

394

395

396

397

398

LS:sp

LETTY2/DEPRM/TXTSBP

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Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 04/18/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF APRIL 22, 1996.

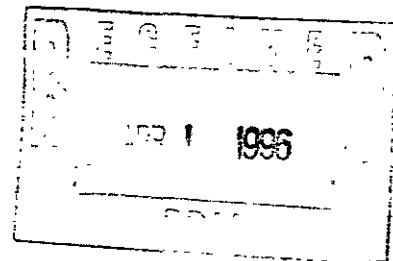
Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 389, 390, 391, 392, 393, 394, 395, 397 AND 398.



REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



MICROFILMED



**Maryland Department of Transportation
State Highway Administration**

David L. Winstead
Secretary
Hal Kassoff
Administrator

4-19-96

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 392 (JJS)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-⁵⁴⁵⁻⁵⁵⁸¹~~333-1350~~ if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

MICROFILMED

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-335-2255 Statewide Toll Free

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: April 17, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 389, 390, 391, 392, 393, and 395

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Gary L. Keller

PK/JL

MICROFILMED



Code

Enforcement

Baltimore County
Department of Permits & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204
(410) 887-3351

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Larry E. Schmidt
Zoning Commissioner

FROM: James H. Thompson - GF
Code Enforcement Supervisor

96-390-A
Filed Alm. Variance
DATE: April 23, 1996 Closing date
5-6-96

SUBJECT: ITEM NO.: 392
PETITIONER: Richard J. Fuka and Janice Diane Fuka
Tenants By Entireties

VIOLATION CASE NO.: C-95-0327
95-96 - Citation

LOCATION OF VIOLATION: 12 Lark Meadow Court
Baltimore, Maryland 21236
11th Election District

DEFENDANTS: Richard J. Fuka and Janice Diane Fuka
12 Lark Meadow Court
Baltimore, Maryland 21236

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s):

<u>NAME</u>	<u>ADDRESS</u>
Leslie M. Pittler, Esquire	29 West Susquehanna Avenue Suite 610 Towson, Maryland 21204

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Code Enforcement Supervisor, so that the appropriate action may be taken relative to the violation case.

JHT/GF/hek

Note: Copy of 4/17/96 "Notice of Case Number Assignment"
mailed to Les Pittler on 4/23/96. *[Signature]*

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DECEMBER 21, 1994

SUBJECT:

STORAGE SHED ON THE PROPERTY
OWNED BY RICHARD J. FUKA AT 12
LARK MEADOW COURT - 21236.

TO WHOM IT MAY CONCERN:

I UNDERSTAND THAT THE LOCATION OF
THE SUBJECT SHED HAS BEEN BROUGHT
INTO QUESTION.

THIS IS TO INFORM YOU THAT, AS
OWNER AND OCCUPANT OF THE PROPERTY
IMMEDIATELY ADJOINING, I HAVE NO
OBJECTION TO THE SHED WHERE IT IS
NOW LOCATED. I WOULD MUCH PREFER
THAT THE SHED REMAIN WHERE IT IS,
RATHER THAN HAVING IT MOVED TO THE
REAR, WHERE IT WOULD RUIN THE VIEW
FROM OUR PORCH AND BREAKFAST ROOM
WINDOW. CONSIDERING THE SMALL LOTS
IN OUR NEIGHBORHOOD, THE SHED IS IDEALLY
LOCATED.

IN SHORT, I BELIEVE THAT MUCH WOULD BE
LOST AND NOTHING GAINED BY MOVING
THE SHED.

SINCERELY,

H. Elaine Larson

William E. Dargatzis
William E. DARGATZIS

G. ELAINE (LEMONS) LARSON

6 LARK MEADOW CT.
BALTIMORE, MD. - 21236

MICROFILMED
#392

My commission expires May 1, 1996



Triphasil

Levonorgestrel and ethinyl estradiol tablets—
Triphasic regimen 21- and 28-day regimens

THE OC TO START WITH BECAUSE SHE'LL STAY WITH IT

~~Would not allow any space in
rear yard for children play area
or use of rear yard.~~

Would not allow any space in
rear yard for children play area
or use of rear yard.

Would be an eye sore.

would be very expensive to move.
shed & ~~under~~ concrete slab of
9' X 10' X 5" thick

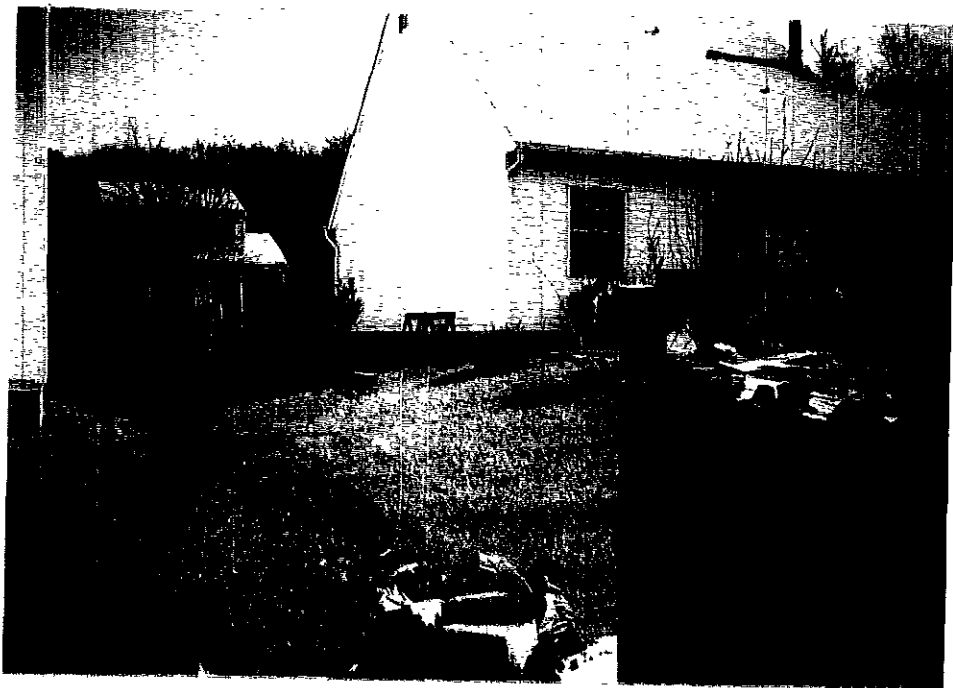
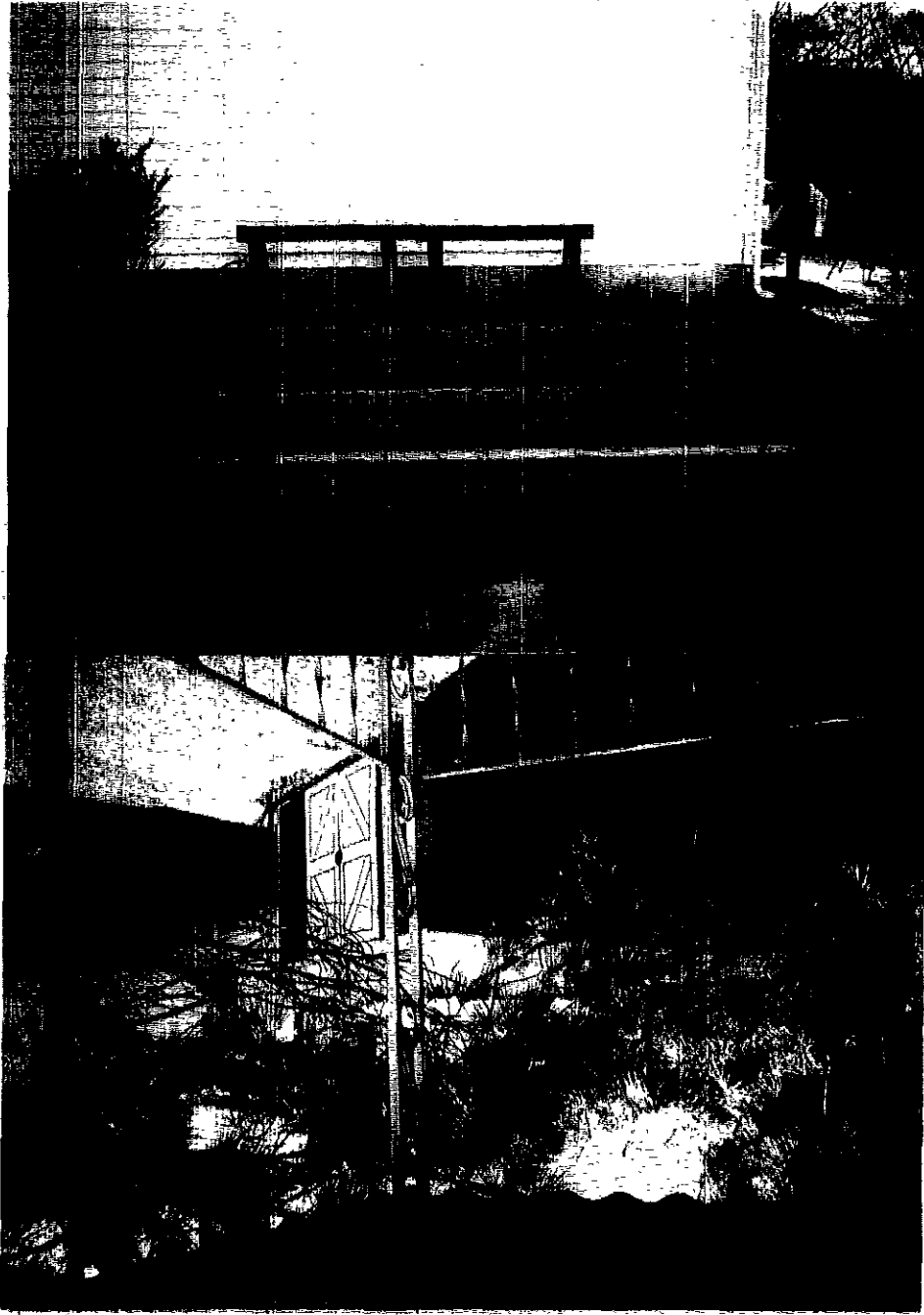
adjoining neighbor prefers shed
where it is for - reasons (all note)

MICROFILMED

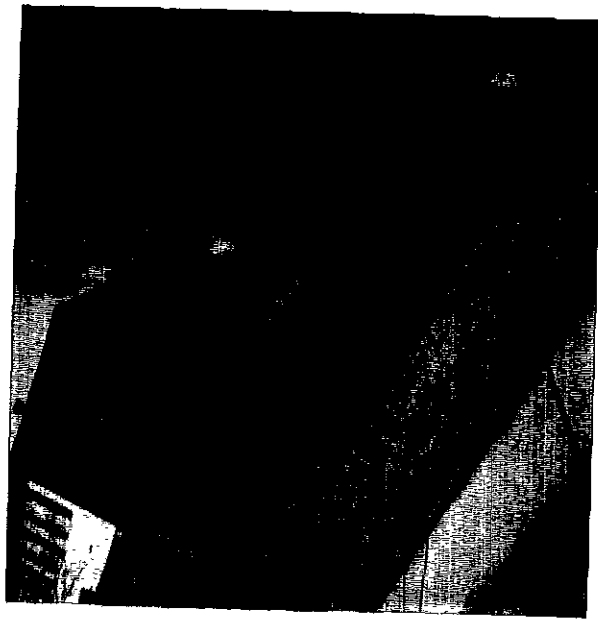
Worldwide Leadership
Female Healthcare

WYETH-AYERST
LABORATORIES
Philadelphia, PA 19101

See accompanying prescribing information.



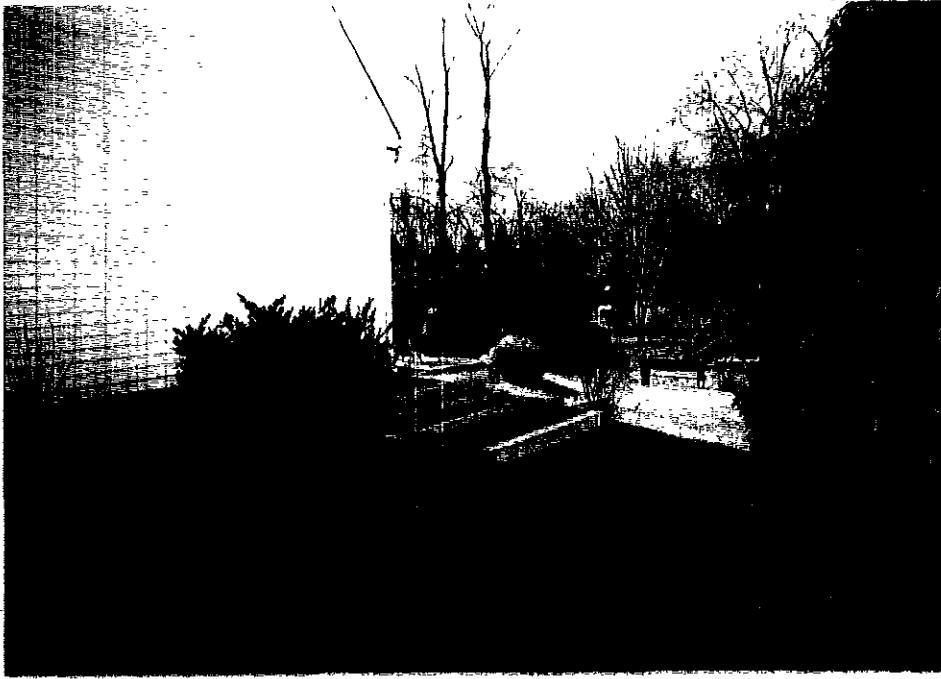
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Cox1 392



96-390-A



MICROFILMED

IN RE: PETITION FOR RESIDENTIAL ZONING VARIANCE
W/S Lark Meadow Court, 224.61' of Bennerman Drive
12 Lark Meadow Court
14th Election District
6th Councilmanic District
Richard J. Fuks, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-390-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Richard J. Fuks and Janice Diane Fuks, his wife, for that property known as 12 Lark Meadow Court in the Village of Hickory Hollow subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to allow an accessory structure (detached shed) to be located in the side yard, in lieu of the required rear yard. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of

Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 10th day of May, 1996 that the Petition for a Zoning Variance from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to allow an accessory structure (detached shed) to be located in the side yard in lieu of the required rear yard, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING
Date 5/9/96
By [Signature]

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

May 9, 1996

Mr. and Mrs. Richard J. Fuks
12 Lark Meadow Court
Baltimore, Maryland 21236

RE: Petition for Administrative Variance
Case No. 96-390-A
Property: 12 Lark Meadow Court

Dear Mr. and Mrs. Fuks:

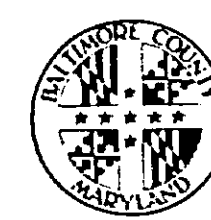
Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

[Signature]
Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 12 LARK MEADOW CT. BALTIMORE, MD 21237
which is presently zoned DR-5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 TO ALLOW AN ACCESSORY STRUCTURE (DETACHED SHED) TO BE LOCATED IN THE SIDE YARD IN LIEU OF THE REQUIRED REAR YARD.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty) 1) WOULD RENDER REAR YARD UNUSEABLE. 2) CURRENT SHED IS STRUCTURED ON A 9'X10'X5" THICK CEMENT SLAB WITH REBAR. TO REMOVE THIS WOULD BE VERY DIFFICULT AND COSTLY. 3) NEXT DOOR NEIGHBORS PREFER SHED IN CURRENT LOCATION AS NOT TO OBSTRUCT VIEW. (PLEASE SEE ATTACHED NOTARIZED LETTER FROM THEM)

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee
Type or Print Name: RICHARD J. FUKA
Signature: [Signature]
Address: JANICE DIANE FUKA
City: Towson State: Maryland Zip Code: 21236
Type or Print Name: 12 LARK MEADOW COURT (410) 665-8162
Address: BALTIMORE, MD 21236
Signature: [Signature]
Name: [Name] Address and phone number of representative to be contacted: [Address] [Phone No.]
City: Baltimore State: Maryland Zip Code: 21236

A Public Hearing having been requested and held as required by the Zoning Commissioner of Baltimore County, this case shall be heard by the Board of Appeals on May 15, 1996 at 10:00 AM in the County Office Building, 111 West Chesapeake Avenue, Towson, Maryland 21204.

Revised by [Signature] Date 4-9-96
ESTIMATED POSTING DATE 4/21
Printed with Staples on Recycled Paper ITEM # 392

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 14th Date of Posting 4/11/96
Posted for: Admin. Variance Claim 5-6-96
Petitioner: Richard J. Fuks et ux
Location of property: 12 Lark Meadow Court
Location of Sign: Facing Curbside on Property boundary
Remarks: [Blank]
Filed by: [Signature] Date of return: 4/14/96
Number of Signs: 1

ZONING DESCRIPTION FOR 12 LARK MEADOW CT.
(address)
Beginning at a point on the WEST side of
(north, south, east or west)
LARK MEADOW CT which is 50' (number of feet of right-of-way width)
name of street on which property fronts)
wide at the distance of 224.61' (number of feet) of the (north, south, east or west)
nearest improved intersecting street BENNERMAN DR. (name of street)
which is 50 ft. wide. "Being Lot # 24"
(number of feet of right-of-way width)
Block E Section # 2 in the subdivision of HICKORY HOLLOW (name of subdivision)
as recorded in Baltimore County Plat Book # 39, Folio # 147
containing 5.856 (square feet or acres) Also known as 12 Lark Meadow Ct. (property address)
and located in the 14th Election District, 6th Councilmanic District.

*If owner's name is not reported by Plat Book and Folio Number

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto

That the Affiant(s) does/does not presently reside at 12 LARK MEADOW COURT
BALTIMORE MD 21236
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (Indicate variance or practice difficulty)

- 1) WOULD RENDER REAR YARD UNUSEABLE.
- 2) CURRENT SHED IS STRUCTURED ON A 9'X10'X5" THICK CEMENT SLAB WITH REBAR. TO REMOVE THIS WOULD BE VERY DIFFICULT AND COSTLY.
- 3) NEXT DOOR NEIGHBORS PREFER SHED IN CURRENT LOCATION AS NOT TO OBSTRUCT VIEW. (PLEASE SEE ATTACHED NOTARIZED LETTER FROM THEM.)

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

[Signature]
RICHARD J. FUKA
Type or print name)
[Signature]
JANICE DIANE FUKA
Type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to-wit:

I HEREBY CERTIFY, this 29th day of March 1996, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Richard J. Fuks and Janice Diane Fuks

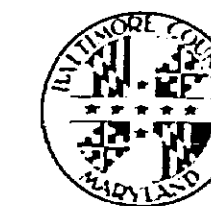
the Affiant(s) herein, personally known and satisfactorily identified to me as such Affiant(s), and made oath in the form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

3/29/96

[Signature]
My Commission Expires 7/31/99

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT 96-390-A
DATE 3-96 ACCOUNT R-001-6150
AMOUNT \$ 85.00
RECEIVED FROM MR. R. FUKA (owner)
\$ 0.00 - Residential Variance (Admin) fee - 50.00
\$ 0.00 - Sign Posting - 25.00
FOR address: 12 Lark Meadow Ct.
BALTIMORE, MD 21236
VALIDATION OR SIGNATURE OF CLERK
JH4563



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 17, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-390-A (Item 392)
12 Lark Meadow Court
400 Washington Avenue, 224.61' SE of Bennerman Drive
14th Election District - 6th Councilmanic
Legal owner(s): Richard J. Fuks and Janice Diane Fuks

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3353. This notice also serves as a referee regarding the administrative process.

1) Your property will be posted on or before April 21, 1996. The closing date (May 6, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioners. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) Should your case require a public hearing, whether due to a neighbor's formal request or by Order of the Commissioner, the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by you, the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

[Signature]

Arnold Sablon
Director

cc: Richard and Janice Fuks



Baltimore County
County Office Building
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 7, 1996

Richard and Janice Fuka
12 Lark Meadow Court
Baltimore, MD 21236

RE: Item No.: 392
Case No.: 96-390-A
Petitioner: Richard Fuka, et ux

Dear Mr. and Mrs. Fuka:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on April 26, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

Carl Richards, Jr.
Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: April 26, 1996

FROM: Robert W. Bowling, Chief
Development Plans Review Division
Department of Permits & Development
Management

SUBJECT: Zoning Advisory Committee Meeting
for April 28, 1996
Item Nos. 390, 392, 394, 395, 397

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:DAB:jrb

cc: File

ZONEB

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM
FROM: DEPRM
Development Coordination
SUBJECT: Zoning Advisory Committee
Agenda: 4-23-96

DATE: 4-23-96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

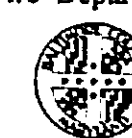
Item #'s:

389
390
392
394
395
396
397
398

LS:sp

LETTY2/DEPRM/TXTSSP

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 04/18/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF APRIL 22, 1996.

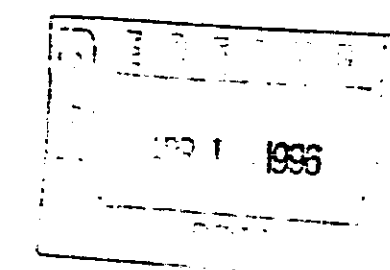
Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 389, 390, 391, 392, 393, 394, 395, 397 AND 398.



REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Printed with Soybean Ink
on Recycled Paper



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

4-19-96

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 392 (JJS)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-889-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is

Maryland Relay Service (800) 338-2000

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: April 17, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 389, 390, 391, 392, 393, and 395

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey M. Long*

Division Chief: *Carol L. Kera*

PK/JL

ITEM389/PZONE/ZAC1



Code
Enforcement

Baltimore County
Department of Permits & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3391

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Larry E. Schmidt
Zoning Commissioner

DATE: April 23, 1996

FROM: James H. Thompson - GF
Code Enforcement Supervisor

SUBJECT: ITEM NO.: 392
PETITIONER: Richard J. Fuka and Janice Diane Fuka
Tenants By Entireties

VIOLATION CASE NO.: C-95-0327
95-96 - Citation

LOCATION OF VIOLATION: 12 Lark Meadow Court
Baltimore, Maryland 21236
11th Election District

DEPENDANTS: Richard J. Fuka and Janice Diane Fuka
12 Lark Meadow Court
Baltimore, Maryland 21236

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s):

NAME: ADDRESS:
Leslie M. Pittler, Esquire 29 West Susquehanna Avenue
Suite 610
Towson, Maryland 21204

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Code Enforcement Supervisor, so that the appropriate action may be taken relative to the violation case.

JBT/GF/hbk

Note: Copy of 4/17/96 "Notice of Case Number 392" sent to Leslie M. Pittler on 4/23/96.

DECEMBER 21, 1994

SUBJECT:
STORAGE SHED ON THE PROPERTY
OWNED BY RICHARD J. FUKA AT 12
LARK MEADOW COURT - 21236.

TO WHOM IT MAY CONCERN:

I UNDERSTAND THAT THE LOCATION OF
THE SUBJECT SHED HAS BEEN BROUGHT
INTO QUESTION.

THIS IS TO INFORM YOU THAT, AS
OWNER AND OCCUPANT OF THE PROPERTY
IMMEDIATELY ADJOINING, I HAVE NO
OBJECTION TO THE SHED WHERE IT IS
NOW LOCATED. I WOULD MUCH PREFER
THAT THE SHED REMAIN WHERE IT IS,
RATHER THAN HAVING IT MOVED TO THE
REAR, WHERE IT WOULD RUIN THE VIEW
FROM OUR PORCH AND BREAKFAST ROOM
WINDOW. CONSIDERING THE SMALL LOTS
IN OUR NEIGHBORHOOD, THE SHED IS IDEALLY
LOCATED.

IN SHORT, I BELIEVE THAT MUCH WOULD BE
LAST AND NOTALVE GAINED BY MOVING
THE SHED.

SINCERELY,

Richard J. Fuka
Richard J. Fuka
12 Lark Meadow Court
Baltimore, MD 21236

My commission expires May 1, 1996

Triphasil
Levonorgestrel and ethinyl estradiol tablets—
Triphasic regimen 21- and 28-day regimens
THE ON TO START WITH BECAUSE SHELL STAY WITH IT

*Would not allow any space in
room for children's play area
or use of room.*

*Would be very expensive to move
shed + would lose date of
7'x10' x 5' thick*

*adjacent neighbor prefers shed
where it is for - reason all out*

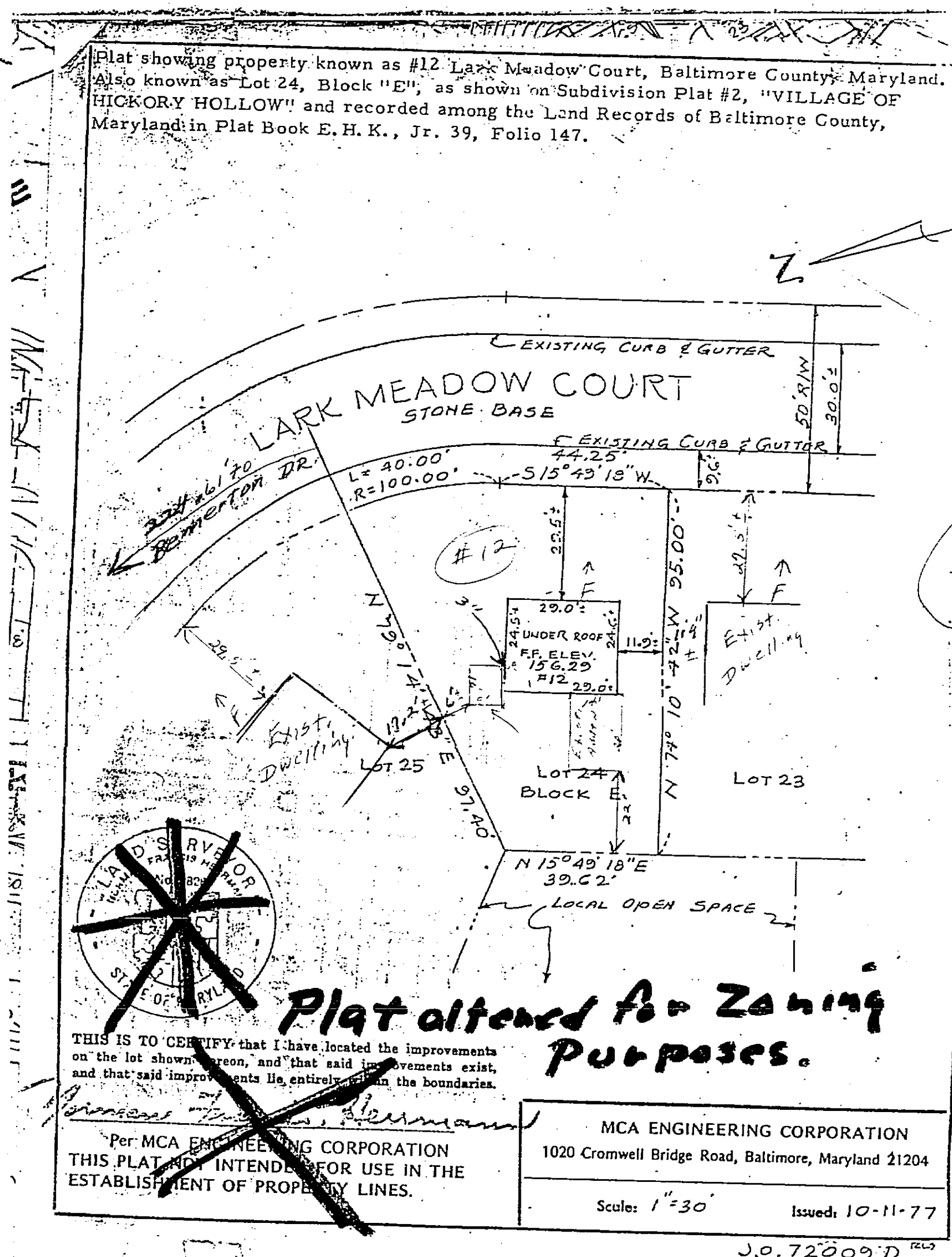
My commission expires May 1, 1996

© 1991 West-Alert Laboratories Printed in USA TP 1001 Mark 1001

Owner: Richard Fuka
 Petition for a Zoning Variance
 Prof. Address: #12 Lark Meadow

96-390-A

Plot showing property known as #12 Lark Meadow Court, Baltimore County, Maryland. Also known as Lot 24, Block "E", as shown on Subdivision Plat #2, "VILLAGE OF HICKORY HOLLOW" and recorded among the Land Records of Baltimore County, Maryland in Plat Book E, H. K., Jr. 39, Folio 147.



Plot altered for Zoning Purposes.

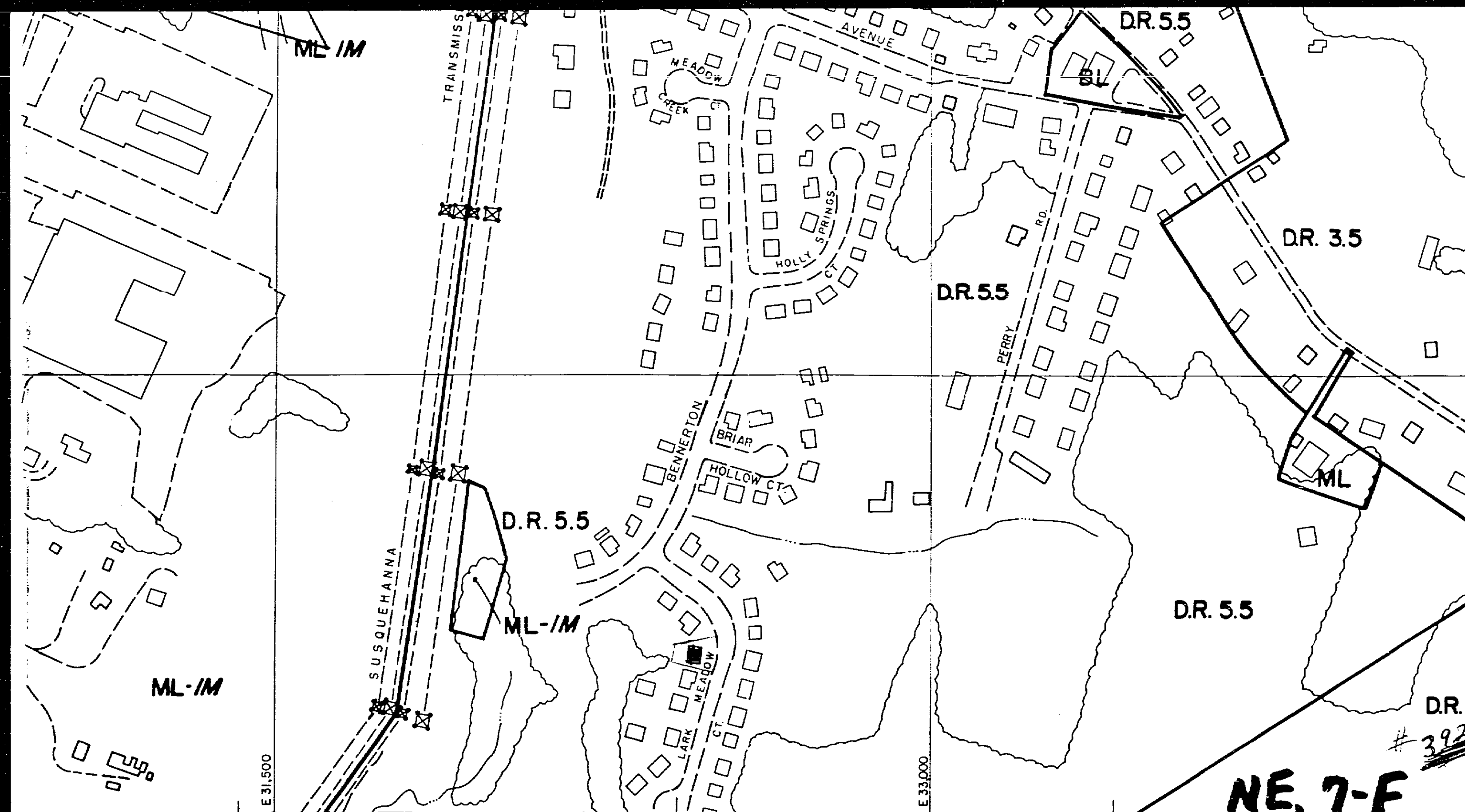
THIS IS TO CERTIFY that I have located the improvements on the lot shown herein, and that said improvements exist, and that said improvements lie entirely within the boundaries.

MCA ENGINEERING CORPORATION
 1020 Cromwell Bridge Road, Baltimore, Maryland 21204
 Scales: 1"=30' Issued: 10-11-77

Location Information:

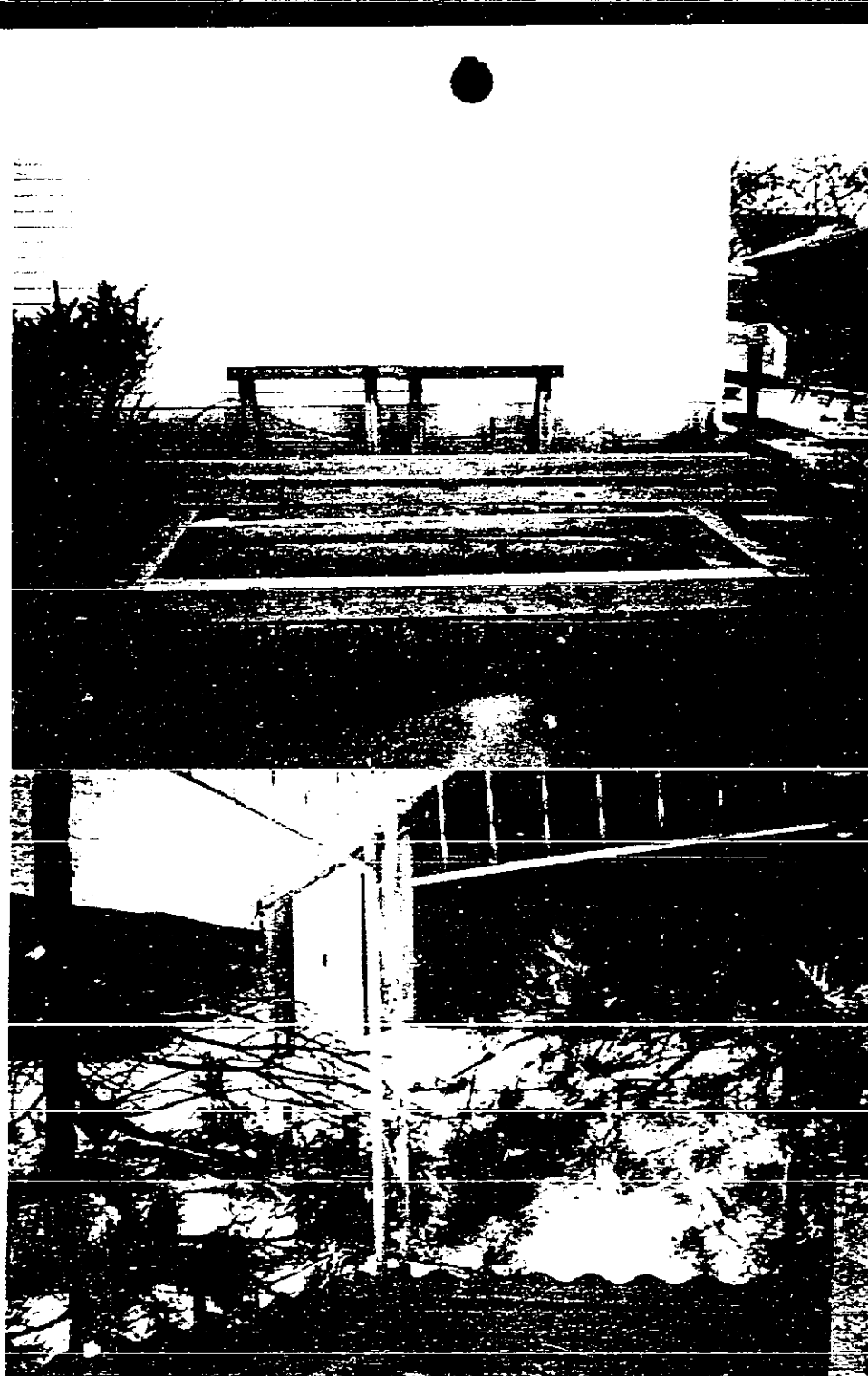
General Information/Location of adjoining dwellings, shed, etc. provided by MR. FUKA
 (Richard Fuka) 3-7-76

Reviewed by: [Signature] 3-7-76



96-390-A BALTIMORE COUNTY
 OFFICE OF PLANNING AND ZONING
 OFFICIAL ZONING MAP

1992 COMPI
 Adopted by ti
 C
 No. 103-92, 104-





PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE 1" = 200'	LOCATION FULLERTON	SHEET NE 7-F
BY	DATE			
BY	10/18	DATE OF PHOTOGRAPHY APRIL 1953		

Topography Compiled By Photogrammetric Methods
AERO SERVICE CORPORATION-PHILADELPHIA, PA.

96-390-A